

**Unofficial Minutes From Dune Acres Plan Commission Meeting
August 10, 2009**

The meeting was called to order around 7:30 pm. Present at the meeting were Thomas Cornwell, Jane Dickey, Richard Hawksworth, Lou Mellen, David Rearick, Louise Roberts, and John Sullivan—representing the entire current membership of the Commission.

The minutes of the June 8, 2009 meeting were approved as presented.

Switching the order of the agenda, the first item of business that was discussed was an increase in the fee for a building permit. Mr. Cornwell requested if anyone in the audience wished to speak concerning this matter, as it was a public hearing. There were no comments from anyone in the audience.

After some discussion by the Plan Commission concerning whether the fees should be calculated solely on finished living space or bulk area of the new construction, the Commission decided to recommend that bulk square footage be used, largely because it would be easier to administer.

The Plan Commission then passed a motion to send its recommended changes to the building permit fee ordinance to the Town Council.

The second item of business at the meeting was a new house construction at 12 Ridge Drive. In a switch from the regular meeting procedure, Mr. Cornwell temporarily interrupted the meeting so that members of the audience could review the building plans for this proposed home with the general contractor, Mr. Leinenweber. After permitting roughly 15 minutes for review, Mr. Cornwell restarted the meeting and then opened the floor for comments by the audience.

Mr. John Wilhelm briefly spoke of his concerns regarding any impact that construction vehicles would have on those residents living on Ridge Drive and other concerns such as sand removal, materials staging, and a water main.

The Plan Commission discussed these and other issues with Mr. Leinenweber and then passed a motion to approve the findings on the house. Before giving complete approval for the construction, the Plan Commission asked that Mr. Leinenweber provide the group with an updated narrative describing the strategy for handling parking and materials staging and consider perhaps relocating the septic system to another area on the property.

Mr. Leinenweber promised to provide an updated narrative by Wednesday and hoped to receive Town Council approval to begin construction at Saturday's upcoming Town Council meeting.

There being no other business to discuss, the meeting was adjourned at 8:55 pm.

Cheryl Evans